



Clyde Road | | Croydon | CR0 6SZ

Guide Price £230,000

Pollard Machin

estate agents since 1885

Clyde Road |
Croydon | CR0 6SZ
Guide Price £230,000

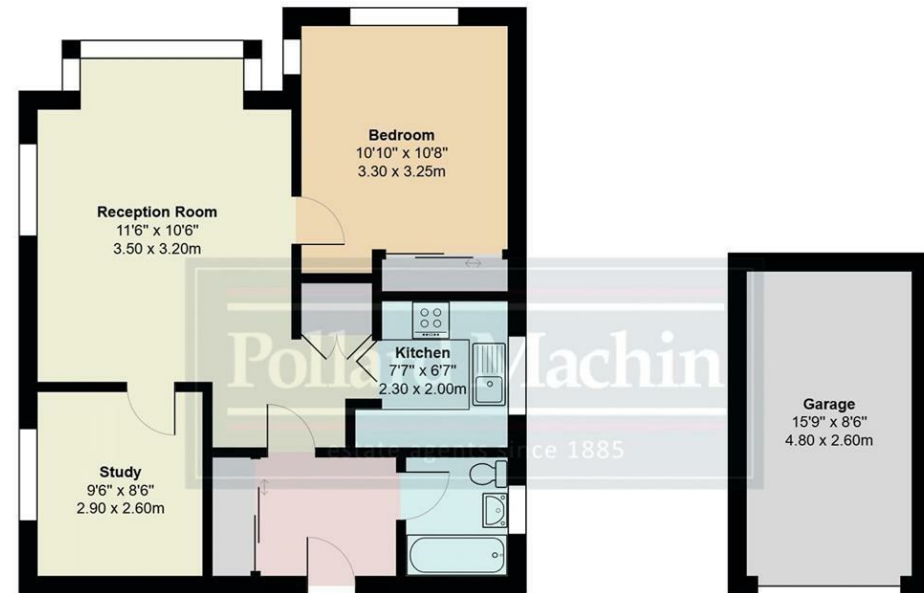
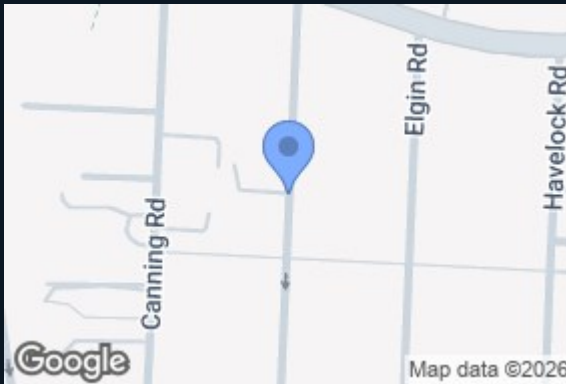
A well presented one bedroom second floor apartment benefitting from share of freehold and garage en bloc, communal gardens. Ideal for an investor with potential rental income of £1,200 pcm. Conveniently located close to East Croydon station and a mix of public transport links. EPC Rating D. Council Tax Band C. Service Charge £400 Per Quarter.

Comprising entrance hall with fitted storage, modern bathroom, double bedroom with fitted wardrobe,

- Investment Opportunity
- Popular Location
- Parking
- Two Reception Rooms
- Share Of Freehold
- Garage
- Convenient to stations







Second Floor

Carlton House, 73 Clyde Road, CR0
Gross Internal Area 654sq ft / 60.8sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
 Plan produced by AR Net Media - www.arnetmedia.uk

Council Tax Band C EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus)	A		
(81-91)	B		
(109-80)	C		
(154-66)	D		
(199-54)	E		
(241-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

45 Limpsfield Road
 Sanderstead
 London
 CR2 9LA
 020 8657 4466

sales@pollardmachin.co.uk